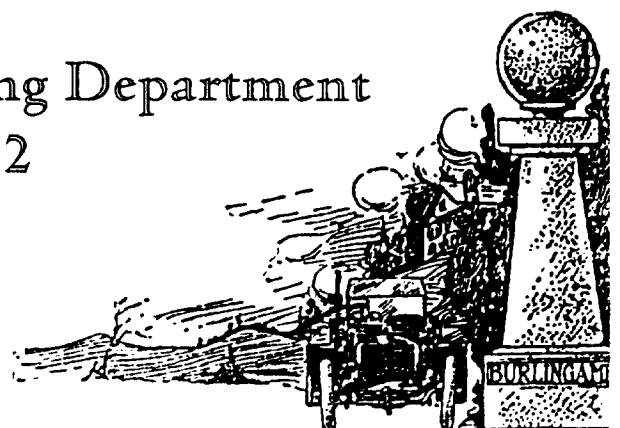


**DRAFT/UPDATE**

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# Burlingame

## Historical District

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# BURLINGAME HISTORICAL DISTRICT

## *“ The Tract of Character ”*

### EXECUTIVE SUMMARY

Burlingame, “ *The Tract of Character*”, located in the Greater North Park Community, is a quaint neighborhood of small to large homes built in the early part of the 20<sup>th</sup> century “System Firm” during the period 1912 through 1952. Burlingame is historically significant based on its unique early 20<sup>th</sup> century development, architecture, site planning, and special scale and character derived from the curvilinear street pattern that follows the area’s natural contours, in contrast with the surrounding areas grid development pattern and street layout. The neighborhood’s sidewalks remain rose-colored providing additional neighborhood identification. There is an eclectic mix of mostly pre-World War I and II and early post-war, suburban residential architecture, reflected in over 170 distinctive and interesting homes of various architectural styles which include: Mission Revival, Spanish Colonial Revival, Craftsman and Modern. The period of significance is 1912 through 1952. This period was chosen based on the fact that it includes the subdivision construction period (1912) to its full development period ending in the early 1950’s.

A significant portion of the properties within the proposed district have retained their historical integrity and remain in good condition.

Historical district designation will provide an incentive for the continued revitalization of the neighborhood, and the preservation of its unique character, scale and setting. Both property owners and renters would benefit from the rehabilitation of the existing housing stock as follows:

- . Special community scale and character will be maintained.
- . Tax abatement or other economic incentives, such as façade easement donations or Mills Act property tax reduction agreements to encourage rehabilitation.
- . Design assistance and review for alterations and new construction to ensure compatibility of development with historical context and neighborhood character preservation.
- . Conditional Use Permits for alternative use of historical structures.
- . Historic Building Code providing flexibility in the application of building code standards.

Many of the programs listed above depend upon Burlingame being designated as historical district. The area’s designation is important in order for the residents and owners to access the programs and resources while maintaining this neighborhood as a valuable historical area, within the City of San Diego.

As a Voluntary/Traditional Historical District only volunteered properties will be considered by the City’s Historical Resources Board for designation as contributors to the district. At minimum 51% of the properties that are potential contributors to the historical district have to be volunteered, for the initiation of the district to proceed within the boundaries identified. When more than 85% of those properties have been volunteered and designated, the district will undergo the required process to become a Geographical/Traditional Historical District with all properties regulated.

## INTRODUCTION

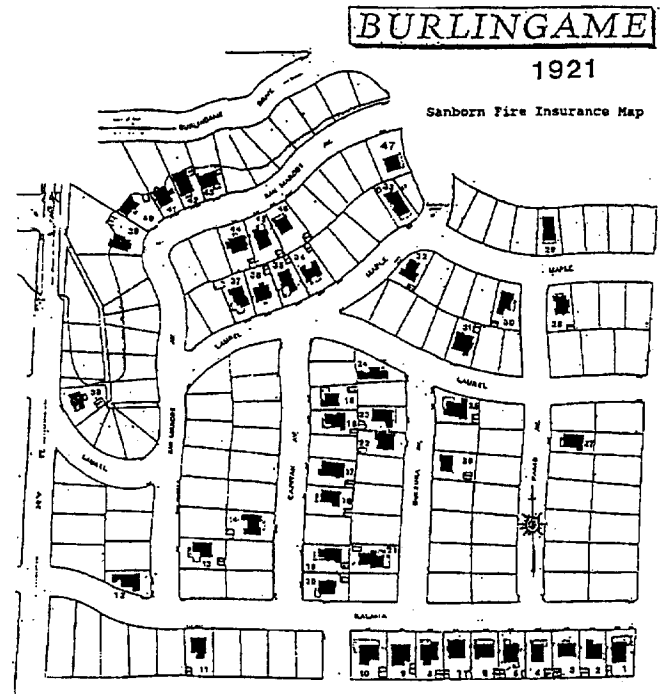
Burlingame is located within the Boundaries of the Greater North Park Community Planning Area. Greater North Park is an older urbanized community in San Diego with original subdivisions recorded just after the turn of the 20<sup>th</sup> century. Most of its developable land is devoted to residential use.

Burlingame is an excellent example of the pre-World War I and II suburban residential development. It is notable for its eclectic mix of architectural styles including: Craftsman, Mission Revival, Spanish Colonial Revival, Prairie School, Art Deco, and California Ranch. The neighborhood is comprised of more than 170 unique and architecturally interesting homes, some of them constructed by master architects and craftsmen for prominent San Diegans.

The Burlingame Voluntary/Traditional Historical District ("District") consists of some 40 acres of land, originally developed in 1912. The District boundaries are: Switzer Canyon to the north, the alley between Kalmia and Juniper Streets to the south, 30<sup>th</sup> Street to the west, and 32<sup>nd</sup> Street to the east. See map. The tract's design significance is expressed in its curvilinear street plan that follows the area's natural contours, in contrast to the surrounding area's grid development pattern. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only area in the City of San Diego to have them. Limited access to the tract has maintained a quality of an integrated, yet separate development distinct from the surrounding community.

For a long time, Burlingame residents have requested the development of a historical district. With this purpose in mind, civic organizations within the neighborhood have, for the past twenty plus years, collected important historical information. In response, the City initiated a recognizance historical survey in the winter of 1988. Architect Wayne Donaldson and his consulting team as part of the Greater Mid-City Historic Preservation Strategy Study updated the study in 1996. The 1996 study concluded that Burlingame was a neighborhood worthy of consideration for designation as a historical district. The study indicated the importance of this neighborhood both historically and architecturally to the development of North Park and the City of San Diego, as an early example of the single-family subdivision development of

the pre-World War I and II suburban residential development. The Burlingame Club created in 1913, and still active today, was the first women's club in San Diego.



After a four-year hiatus, in August 2000, City of San Diego Planning Department staff at the request of community representatives, initiated intensive discussions with the Burlingame neighborhood to bring forward the historical district designation program. The effort included a number of neighborhood meetings, forums and other well attended events designed to inform the residents of the benefits and responsibilities of historical designation. Following, in the winter of 2001-2002, a decision was made to apply a new Voluntary/Traditional Historical District as a means to reflect the concerns of some residents who were opposed to the establishment of a Geographic/Traditional Historical District. The later being one where the all contributor properties designated historical sites, and all other properties including non-contributing (non-historical sites) are subject to regulations. By contrast the former (Voluntary/Traditional Historical District) only regulates volunteered sites that are then designated.

Historical designation has many advantages that can benefit the owners of historic property. Among the benefits for property owners are:

- . The Mills Act that allows for a reduction in property taxes.
- . The use of the Historic Building Code that allows for greater leniency in the rehabilitation of historically designated homes
- . Land use regulation flexibility that permits adaptive re-use of historical sites through the processing of a Conditional Use Permit.
- . Façade easement donations and other income tax incentives available through the Federal Tax Code to sites that are on the National Register or located within local historical districts such as Burlingame.

Under the above programs, historic site property owners have the responsibility to be sensitive to the preservation and enhancement of their historic home's character and fabric, when proposing development or rehabilitation of their site. If a property owner is interested in making changes to the exterior of a home, the Secretary of Interior Standards for Rehabilitation will be applied.

Historically designated properties generally lend themselves to being restored and enhanced by their owners, and influence the general improvement of their surrounding neighborhood as well. Preservation promotes pride in home ownership, improves neighborhood character, and enhances exclusiveness of the neighborhood, features that in turn also promote neighborhood revitalization, and protect and enhance private investment.

The information that follows includes:

- 1. The description of the historical development of the neighborhood.
- 2. The Historic District boundaries.
- 3. Survey methodology
- 4. Historical District Statement of Significance
- 5. Individual site descriptions for each property on State of California Department of Parks and Recreation Primary Record Form (DPR 523 Form)
- 6. US Secretary of Interior Standards for review of development on historically designated sites.